

MINUTES OF THE MEETING OF GUSTON PARISH COUNCIL

held on Tuesday 14th July 2026 at Guston Village Hall- 6.30pm

PRESENT: Parish Councillors: Chair: Cllr. Tracey Creed, Cllr. Claire Gurraj, Cllr. Angela Surendorff, Cllr. Keith Gowland, Cllr. Matt Sweetman

KCC/DDC Members -Cllr. Oliver Richardson
Parish Clerk: Mrs Glynis Farthing.

ABSENT:

MEMBERS OF THE PRESS/PUBLIC:

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4762 Apologies for absence:

Cllr. Bridget Porter

4763 Declarations of Interest

As in previous Minutes.

4764 Minutes of the last meeting

Proposed for acceptance by Cllr. Gowland, seconded Cllr. Sweetman.

RESOLVED: That the Minutes of the meeting held on 2nd June 2026 be accepted, proposed by Cllr. Gowland and seconded by Cllr. Sweetman signed by the Chairman.

4765 Planning

- Proposal: Erection of a warehouse (Class B8) with ancillary office, associated vehicle parking, van storage, plant, ancillary structures, lighting, landscaping and infrastructure works
- Location: White Cliffs Business Park - Phase 4 , Land Off Dover Road , CT15 5EJ

We have no further information to report at this time other than the email response below to a query for an update from Cllr Bates:

Thank you for your email. Planners met with the agent last week to discuss the scheme and representations received; the agents will be providing a response to comments raised which will be added to the planning file, alongside further information to address some of the points raised. Alongside the highways and ecology information previously mentioned, we expect they will submit a lighting scheme (which will also need to be appropriate for bats), further details on drainage and a dust management plan, as well as some limited alterations to the site layout/main building design. Reviewing Guston Parish Council's representation on the file, I expect a number of the points raised will be addressed in the response from the agent however would confirm that a landscape and visual impact assessment (LVIA) was submitted and can be viewed on the online planning file on the Council's website. The agents are still considering the points raised in representations about the radio mast so we are awaiting an update on this. There are also ongoing discussions with KCC Highways around the fastrack bus route and location of the camera gate, however there would be no vehicular access from the site to Dover Road (so all traffic would be via Honeywood Parkway).

Representative from The Amateur Radio group provided some background information and concerns the group has regarding the planning application. The applicants are insisting that the mast comes down. They have not been consulted at any point. They have a seven years license for transmission with an opportunity to extend for a further seven years. Representatives have also been in touch with the applicant. The mast serves a wide range of companies including KMFM and some small ships. The documents raising objections are on the planning portal.

Representative from Dover Road will visit other residents to try and get them to look at the above application and submit their comments.

4766 Public Participation

Chairman closed the meeting for public participation.

Resident has sent in representations from Burgoyne Heights with a number of points, these have been circulated to the Cllrs for their consideration.

Chairman reopened the meeting

4767 Solar Park

Update from James Jenkison- this has been added to the Parish website.

Langdon Parish Council has made a number of complaints to Highways regarding the construction signage on the A258. Highways has responded via email. The signs are often knocked down and the vegetation frequently obscures the view. Last week the vegetation was cut back and the signage is currently visible.

However, there have been no reported accidents or traffic delays caused by the speed restrictions.

4768 Farmstead Way (Fastrack)/Burgoyne Heights

Bus Shelter at Burgoyne Heights -Clerk has emailed for an update and the shelter is due to be installed at the end of August. We will have to consider the long term maintenance of the shelter and add it to the assets register.

Cllr Sweetman mentioned some anti-graffiti products which may be useful.

4769 Highways Improvement Plan

Clerk and Cllr Porter had a Zoom meeting with Highways team and they have agreed to replace the village gates. There is a possibility that the current yellow signage will change as these signs are no longer in use.

4770 Dover District Council –Cllr. Oliver Richardson

It is with great regret that we have been notified of the resignation of Cllr Martin Bates. The Chair and Clerk received an email from Cllr Bates informing us of his decision. He will be greatly missed by Guston Parish Council. He has been a tireless advocate on our behalf and worked incredibly hard to support the community. The Chair and Clerk have both responded to Martin and wish him well for the future. A great loss to local government.

A by-election will be held to replace Cllr Bates.

LOCAL ISSUES:

None

NEWS FROM DDC

DDC WEBSITE – PLANNING

DDC recently launched the new planning and building control sections of the redesigned dover.gov.uk website so you may notice these pages of the site look different.

The new webpages will make it easier for you to carry out tasks online, such as applying for planning permission, searching for and commenting on planning applications, and keeping up to date with planning news across the district.

These are the latest sections of the new website to go live, with council tax, benefits, waste, parking and housing already launched. You can view them here [Planning - Dover District Council](#) and here [Building control - Dover District Council](#).

You can find out more about the project here [New website launch - Dover District Council](#)

You can also have your say by completing the 'How can we improve this page?' section on the new webpages. You'll be able to find it by scrolling to the bottom of the page you're on.

They use this feedback to continue to improve the new site.

PARKS AND GREEN SPACES IN THE DISTRICT NAMED AMONG THE COUNTRY'S BEST

Dover District Council is welcoming news that parks and green spaces in the district have been named among the country's best – with Kearsney Abbey and Russell Gardens, as well as Samphire Hoe and Fort Burgoyne receiving Green Flag awards. The Green Flag Award is an international quality mark for parks and green spaces and is testament to the hard work and dedication of everyone involved in caring for the parks.

Kearsney Abbey and Russell Gardens, which are owned and run by Dover District Council, have met the quality standard every year since completion of the £3.1m Parks for People project in 2021 with the National Lottery Heritage and Community Funds.

This also comes as an exciting new-look play area is about to open in Kearsney Abbey following a range of renovations totalling over £150k.

Green Flag Awards were also awarded to Eurotunnel for Samphire Hoe, and The Land Trust for Fort Burgoyne, both of which are managed by the White Cliffs Countryside Partnership, which is based at DDC.

For more information on the national scheme, please see the Green Flag Award Scheme website, or for more information on the Kearsney Parks, please see the Kearsney Parks website.

4771 Kent County Council – Cllr. Bridget Porter

Dover Christ Church Academy to benefit from expanded specialist support from KCC Investment.

Specialist support for pupils with complex needs is set to be expanded and enhanced following £377,000 funding from KCC. It brings facilities such as sensory areas, therapy places, refurbished classrooms, new IT equipment and a work experience café.

SEND Local Area Inspection. What to expect and how to have your say.

OFSTED and CQC have notified KCC that they are carrying out a SEND Local Area Partnership Inspection here in Kent. They will look at how well education, health and care services work together to support children and young people with SEND from birth to age 25. Inspectors will begin their detailed work with on-site visits at Sessions House from 6th to 10th July. Area SEND Inspections Explained can be found on YouTube or on KCC website.

Enabling Community Empowerment

KCC invites proposals to take over the running of KCC Windmills KCC is asking interested community groups to come forward with proposals to take over the important features of Kent's Heritage. The 8 windmills in scope are Chillenden Mill, Drapers Mill Margate, Herne Mill, Meopham Mill, Stelling Minnis Mill, Stocks Mill Wittersham, West Kingsdown Mill, and Union Mill in Cranbrook.

Email windmills@kent.gov.uk for information on how to submit a bid.

Flags across Kent to stay unless they pose a safety risk KCC Highways will not remove flags from buildings unless the pose a safety risk to road users. Flags that obstruct essential infrastructure will be removed. Residents are urged to put safety first and avoid climbing lamp posts or tall building as this puts them in the risks of serious injury.

4772 Feedback from Council Representatives and Matters arising from previously circulated material.

All materials and training information circulated to Cllrs for their consideration.

Cllr Gowland had nothing to do directly with Guston. However he attended a meeting regarding rural housing. Cllr Gowland provided a brief report. Funding is available for the development of limited number of homes for local people where a landowner is prepared to offer some land for free. These would be for homes that were retained by local people, shared ownership. Could not be sold for profit on the open market.

Local Government Review proposals are due on 16th July. This would provide information of the formation of Unitary Authorities.

A letter from Kent Resilience Forum will be delivered to every Dover District household regarding Operation Brock.

4773 Financial Reports/Accounts/Payments

a) The Financial statement for May and June have been prepared and circulated to Cllrs.

The balance on current account as of 14th July 2026 = £107,861.03

b) Items for payment: to be made by electronic payment.

MSCAPE July Maintenance £663.42 (SO)

MSCAPE (Invoice 404) £475.00

Home Heroes (Village Hall Cleaning) £100.00

DDC (Litter bins on Homestead Way) £1482.00

Home Heroes (Village Hall Cleaning) £75.00

Total: £2,795.42

Above payments all made

Glynis Farthing -Clerk's salary, July £1055.05 + £12 exp = £1067.05

The Diocese of Canterbury Academies Trust £661.59

Total: £1,728.64

Payments proposed for acceptance by Cllr. Sweetman, seconded by Cllr. Surendorff

Consideration of the contract to Mscape – currently paying £663.42 per month. Contractor needs to increase his costs to £748.55 pm to meet the rise in material and fuel costs. Cllr Gowland proposed increasing by £100 pm. Cllr Creed will renew the contract for the next three years,

Proposed by Cllr Gowland and seconded by Cllr Sweetman to accept the increase in monthly payments to £763.42

Guston school -an additional request of £661.59 funding for covers and docking station for the tablets already purchased. Cllrs discussed and approved the payment.

Update from Lauren at the Land Trust – a litter bin is to be installed on the pathway from the layby on the Dover Road. Dan Walsh currently trying to get permission for Veolia to access the land in the centre of Burgoyne Heights to empty the bins.

RESOLVED: (b) To approve payments, and Clerk to raise electronic transfers for dual authorization.

RESOLVED: (c) To approve monthly increase to MSCAPE from August 1st.

RESOLVED: (d) To approve the additional funding to Guston school of £661.59

4774 Roads, Footpaths and other Parish Matters

- Community Engagement meetings, - Thursday June 25th 1pm-3pm with PC Sophie Bramble, four residents attended the meeting.

The next meeting is scheduled for: Wednesday July 22nd 1pm-3pm.

- Display boards for the village hall. Clerk had emailed Cllrs with details of boards which are a reasonable price. These have not yet been ordered.
- Tree survey –Cllr Creed has received a report from Gavin Coles, we need an estimate for the most urgent work. This will be considered at the next meeting.
- Guston Green – Mscape currently repairing the summer house roof. Clerk met with Mark and discussed various issues. There are some other problems with the summer house – the front parts are rotting, possibly caused by the shrubs and water damage. Do they need to be completely removed?

Security fencing needs attention – do we replace some of the damaged sections and create a ‘doorway’ to collect the footballs? Evidence that the fencing has been damaged by people climbing over it.

Trees overhanging the fencing – do these need to be trimmed? They are going to get much bigger.

One of the picnic tables has a plank which has come away from the frame. It is still secure but looks a bit strange.

Swing chains ordered are the wrong ones and will need to be returned.

4775 Items for consultation and other correspondence received

All email correspondence and consultation documents forwarded to Cllrs. All consultation items and news articles have been added to the parish website for information.

4776 Dates and venues for future meetings

Parish Council Meeting: Tuesday 15th September 2026 and Tuesday 3rd November, 15th December 2026

This meeting closed at 20.25pm

CHAIRMAN

DATE